

**MINUTES
VILLAGE OF LAKE PARK
BOARD OF ADJUSTMENTS
3801 LAKE PARK ROAD, LAKE PARK, NC
DECEMBER 20, 2016**

Planning Board Members Present: Jonathan McDaniel, Heather Rodney, Bjarne Hansen and Rob Bowlin.

Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Call to Order: Chairman Jonathan McDaniel called the December 20, 2016 Board of Adjustments meeting to order.

Approval of Minutes: Bjarne Hansen made a motion to approve the November 15, 2016 minutes. Rob Bowlin seconded the motion. Vote – Unanimous.

Changes to the Agenda: There are no changes to the agenda.

Special Use Permit: Attorney Ken Swain shared that Lucas Lands has submitted to the Village of Lake Park a Special Use Permit Application. When a Special Use Permit Application is submitted the Board of Adjustments (BOA) the board needs to hold a quasi-judicial hearing concerning the application at the next BOA meeting. The BOA will need to have their own attorney as Ken Swain will be representing the Village. At the last meeting, the BOA authorized Chairman Jonathan McDaniel to hire an attorney if a Special Use Permit Application was submitted due to the Zoning Map Amendment.

Chairman Jonathan McDaniel has spoken with attorneys Melanie Cox and Joe McCullum concerning the BOA needs. Melanie Cox has worked with smaller local municipalities and is available for the hearing. Joe McCullum works with the City of Monroe. The respective hourly rates of each attorney were discussed. By consensus, Chairman Jonathan McDaniel will contact Melanie Cox to represent the BOA.

A quasi-judicial hearing is an evidentiary hearing from which the Board will issue an order related to issue before it- in this case a special use permit application. Bjarne Hansen made the motion to set the hearing date for January 17, 2017. Heather Rodney seconded the motion. Vote – Unanimous.

Other Business: There was no other business.

Adjourn: Rob Bowlin made the motion to adjourn. Bjarne Hansen seconded the motion. Vote – Unanimous.

Respectfully Submitted,

Cheri Clark

Cheri Clark
Village Administrator

